

**TRANSFER
TAX
PAID**

Doc # 2004018449
Book 8003 Page 0214

WARRANTY DEED

John D. Cole and Janet A. Cole of Waterville, County of Kennebec and State of Maine, for consideration paid, grant to Sara L. Prah of Waterville, County of Kennebec and State of Maine, with WARRANTY COVENANTS, the land in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

"Beginning at a point in the southerly line of land deeded from Arthur G. Picher, received of the Ticonic National Bank to Delia Vigue by deed dated July 26, 1938, and recorded in the Kennebec Registry of Deeds Book 743, Page 598; approximately one hundred eighty-four (184) feet east of the southwest corner of land now of one Daviau, said point marked by the intersection of the continuation of the east line of Valley Street (or Avenue) and the said southerly line; thence north by the said continuation of the east line of said Street or avenue fifty (50) feet; thence easterly and parallel to the said south line ninety (90) feet; thence southerly and parallel to the said south line ninety (90) feet; thence southerly and parallel to the said continuation of the east line of said street or avenue to the said south line; thence westerly by the said south line to the point of beginning.

43-220

Also a right of way in common with others, described in the Warranty Deed of Lionel C. Vigue to Joseph E. Pomerleau, Jr., dated February 26, 1949 and recorded in the Kennebec Registry of Deeds in Book 865, Page 236.

Being the same premises conveyed from Aline P. Cyr to John D. Cole and Janet A. Cole dated July 6, 1979 and recorded in the Kennebec County Registry of Deeds in Book 2221, page 101.

Beginning at the southeasterly corner of the land now or formerly of John D. Cole and Janet A. Cole, thence continuing in the same line as the southerly line of the said Coles along the land now or formerly of M. Charles and F. Harding for 92 (ninety-two) feet, more or less, to a granite marker at an angle point in Harding's line; thence northerly along Harding's land for 67 (sixty-seven) feet, more or less, to an iron pipe marking Harding's northwesterly corner; thence westerly along the remaining land of the Grantor for 89 (eighty-nine) feet, more or less, to a point marking the southeasterly corner of the property now or formerly of Steven Roy; thence westerly along Roy's southerly line for 90 (ninety) feet to the easterly line of Vallee Avenue; thence southerly along the easterly line of Vallee Avenue for 10 (ten) feet to the northwesterly corner of the property of the said John D. Cole and Janet A. Cole; thence easterly along the northerly line of the said John D. Cole and Janet A. Cole for 90 (ninety) feet to the northeasterly corner of said land owned by the said John D. Cole and Janet A. Cole; thence southerly along the said Cole's land easterly for 50 (fifty) feet, more or less, to the point of beginning.

② BWL

This parcel of land herein conveyed contains 6,800 square feet,
more or less."

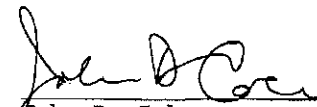
43-220

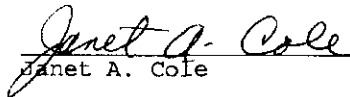
Being the same premises conveyed from Eleanor R. Vigue to John D.
Cole and Janet A. Cole dated July 26, 1996 and recorded in the
Kennebec County Registry of Deeds in Book 5112, Page 320.

WITNESS our hands and seals on June 22, 2004.


WITNESS


WITNESS



John D. Cole


Janet A. Cole

THE STATE OF Maine
Kennebec, ss.

Then personally appeared the above named John D. Cole and Janet A.
Cole and acknowledged the foregoing instrument to be their free
act and deed.

Before me,


Notary Public



DAVID P. BUTLER
NOTARY PUBLIC
MY COMMISSION EXPIRES
JUNE 21, 2007

Received Kennebec SS.
06/23/2004 9:26AM
Pages 2 Attest:
BEVERLY BUSTIN-WATHEWAY
REGISTER OF DEEDS